

EXHIBIT A

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF TEXAS
WACO DIVISION**

**U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE UNDER POOLING AND
SERVICING AGREEMENT DATED AS
OF DECEMBER 1, 2006 MASTR ASSET
BACKED SECURITIES TRUST 2006-
HE5 MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-HE5,**

Plaintiff,

v.

**JANIE QUINTEROS, ISSAC C.
QUINTEROS, CORINE G.
QUINTEROS, PAULA A. RUNNELS,
SHERRY LOSSING, BARBARA L.
SAWYER, VIRGINIA O.
WILLOUGHBY, AND THE
UNKNOWN HEIRS AT LAW OF
FAUSTINO G. QUINTEROS A/K/A F.
G. QUINTEROS, DECEASED,**

Defendants.

Civil Action No. 6:17-cv-149-RP-JCM

DECLARATION OF MARK D. CRONENWETT

Pursuant to 28 U.S.C. § 1746, I declare under penalty of perjury that the following statements are true and correct:

1. “My name is Mark D. Cronenwett. I am over the age of 21 years and am fully competent to make this Declaration. All statements of fact made herein are true, correct, and within my personal knowledge.

2. I am an attorney at Mackie Wolf Zientz & Mann, P.C. (“MWZM”), attorneys for U.S. Bank National Association, as Trustee under Pooling and Servicing Agreement dated as of

December 1, 2006 MASTR Asset-Backed Securities Trust 2006-HE5 Mortgage Pass-Through Certificates, Series 2006-HE5 ("Plaintiff") in this cause.

3. I am an attorney licensed to practice in the State of Texas and am a member of the bar of the United States District Court for the Western District of Texas. I am currently the managing attorney for the litigation department of the law firm of MWZM located in Dallas, Texas. I am in good standing with respect to the State Bar of Texas. A true and correct copy of my resume is attached hereto as Exhibit A-1.

4. This firm was retained by U.S. Bank, National Association to enforce its interest in certain real property as a result of Defendants' default of under the Note and Deed of Trust agreement between the parties. The legal professionals of MWZM with whom I worked in providing these services are at all relevant times attorneys licensed by the State of Texas, in good standing and experienced in the areas of business, real estate, and commercial litigation practice. Without waiving the attorney-client privilege, the subject matter of the counsel and representation provided to U.S. Bank, National Association by MWZM legal professionals included, but was not limited to: review and analysis of the loan documents at issue; preparation and filing of U.S. Bank, National Association's *Original Complaint; Request for Entry of Default; and Motion for Default Judgment*.

5. The reasonable incurred attorneys' fees are \$15,175.23 to prosecute U.S. Bank, National Association's claims for the enforcement of its interest in certain real property as a result of Defendants' default of under the Note and Deed of Trust agreement between the parties.

6. I have become familiar with the legal services necessary to handle claims based on and the reasonable charges for such legal services in the United States District Court for the Western District of Texas and within the State of Texas.

7. In considering reasonable attorneys' fees in this case, I have considered the time and labor involved; the difficulty of the issues presented; the experience, reputation and ability of the attorneys involved in pursuing this claim; the skills requisite to properly conduct the case; customary charges of the Bar and awards in similar cases; and the amount in controversy.

8. Based upon my knowledge and experience with similar litigation in the state and federal courts in Texas, and applying the facts and factors set out above, it is my opinion that the sum of \$15,175.23 are reasonable attorneys' fees for prosecuting U.S. Bank, National Association's claims for the enforcement of its interest in certain real property as a result of Defendants' default of under the Note and Deed of Trust agreement between the parties.

9. If any party files post-judgment motion, a reasonable fee for the Bank would be \$2,500.00. If this case is appealed to the court of appeals, a reasonable fee for the Bank would be an additional \$5,000.00. If this case is appealed to the United States Supreme Court, a reasonable fee for the Plaintiff would be an additional \$2,500.00.

FURTHER DECLARANT SAYETH NOT."

Signed this 25th day of January, 2019.

/s/ Mark D. Cronenwett
MARK D. CRONENWETT

EXHIBIT A-1

MARK D. CRONENWETT

14160 N. Dallas Parkway, Suite 900 • Dallas, Texas 75254 • (214) 635-2650

PROFESSIONAL EXPERIENCE

Mackie Wolf Zientz & Mann, P.C., Dallas, Texas, 10/12-present

Practice areas: consumer law, primarily mortgage-lending litigation; general commercial litigation; general insurance defense; and appellate law. My duties include handling all aspects of a litigation practice, including discovery, motion practice and sitting first chair at trial. Another major aspect of my practice involves briefing issues to all Texas appellate courts, both in original proceedings and in the appeal of final judgments. I also have the responsibility of giving work to associate attorneys at the firm and supervising them.

Higier Allen & Lautin, P.C., Addison, Texas, 1/09-10/12

Practice areas: consumer law, primarily mortgage-lending litigation; general commercial litigation; general insurance defense; and appellate law. My duties include handling all aspects of a litigation practice, including discovery, motion practice and sitting first chair at trial. Another major aspect of my practice involves briefing issues to all Texas appellate courts, both in original proceedings and in the appeal of final judgments. I also have the responsibility of giving work to associate attorneys at the firm and supervising them.

Cowles & Thompson, P.C., Dallas, Texas, 9/99-1/09

I was an associate until I was made a Shareholder in December 2000. Practice areas: consumer law, primarily mortgage-lending litigation; general commercial litigation; general insurance defense; and appellate law. My duties include handling all aspects of a litigation practice, including discovery, motion practice and sitting first chair at trial. Another major aspect of my practice involves briefing issues to all Texas appellate courts, both in original proceedings and in the appeal of final judgments. I also have the responsibility of giving work to associate attorneys at the firm and supervising them.

Fanning, Harper & Martinson, P.C., Dallas, Texas 9/98-9/99

I was an associate in the firm's governmental defense section. Practice areas: defense of governmental entities in civil rights and employment cases. My duties included sitting second chair at trial; drafting and answering discovery; drafting and arguing all varieties of motions; drafting appellate briefs; and attending mediations.

Kuntz & Bonesio, L.L.P., Dallas, Texas 6/97-9/98

I was a litigation associate. Practice areas: commercial litigation, general insurance defense, employment law, and insurance subrogation. My duties included sitting second chair at trial; drafting and answering discovery; drafting and arguing all varieties of motions.

Texas Court of Appeals, Tenth District, Waco, Texas, 10/94-6/97

I was a briefing attorney for Judge Bob Cummings until July 1996 when I was hired as Judge Cummings' permanent staff attorney. I was the principal legal advisor to Judge Cummings; researched and drafted opinions in complex appeals; consulted with other judges on reconciling differences on the correct application of law; prepared drafts of opinions reconciling differences; led discussions of cases at court conferences; supervised interns and more junior legal staff; and handled the Court's motions docket.

Texas Employment Commission, Austin, Texas 1/94-10/94

I was a hearing officer, presiding over administrative hearings concerning unemployment compensation and issued written opinions.

EDUCATION

Juris Doctorate, 5/93

Catholic University of America, Washington D.C.

Associate Moot Court member, 1/91-5/93

Finalist, Dean's Cup Moot Court Competition, 3/91

President and Secretary of Guild of Catholic Lawyers, 5/91-5/93

B.A. in English Literature, concentrating in Politics, 5/90
University of Dallas, Irving, Texas

PROFESSIONAL
ASSOCIATIONS

Admitted to Texas State Bar, Fifth Circuit, and all Texas Federal District Courts;
Member of the Dallas Bar Association; Consumer Law and Civil Appellate Sections of
the Texas Bar; Federal Bar Association; Immediate Past President, St. Thomas More
Society; Pro Bono Counsel to White Rose Women's Center

EXHIBIT B

Invoice Date

06/21/2017

Mackie Wolf Zientz & Mann, P.C.
 14160 N. Dallas Pkwy Ste. 900
 Dallas, TX 75254
 Phone: (214) 635-2650
 Fax: (214) 635-2686

INVOICE

Ocwen Loan Servicing
 1661 Worthington Road, Suite 100
 West Palm Beach, FL 33409

Loan No: [REDACTED]
 Reference:
 Property Addr: 715 WEST 3RD STREET
 EDDY, TX 76524
 Our File: 16-002567-670-2

Loan Type: HEL; Case Type: Litigation

BILLING SUMMARY:

COSTS					
DATE	COST DESCRIPTION	RECOVERABLE	AMOUNT		
06/07/2017	Filing Costs - Original Complaint	Yes	\$400.00		
HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
04/24/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence requesting updated payoff and reinstatement figures. Review and provide outstanding litigation fees and costs.					
04/25/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Receipt and review of updated payoff and reinstatement figures.					
06/02/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	4.50	\$967.50
Initial review of judicial foreclosure matter with unobtainable assignment and probate issues; Conduct search of McLennan County public records for documents in support of claim and identities of borrower's heirs; Conduct public records search for contact information for necessary parties; Development of case strategy; Preparation of original petition; Notes to file.					
06/05/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Preparation of affidavit regarding identity of borrower's heirs; Notes to file.					
06/06/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with client to obtain NMS approval prior to proceeding with milestone event					
06/07/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.80	\$76.00
Research and obtain SCRA/pacer results for each party (5)					
06/07/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.40	\$38.00
Prepared Certificate of Interested Parties.					
06/07/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Combine and redact exhibits for filing with Original Complaint					
06/07/2017	Paralegal Fee-Hourly Goad, Brandie	Yes	\$95.00	0.20	\$19.00

Paralegal Fee-Hourly - Prepared Civil Cover Sheet					
06/07/2017	Paralegal Fee-Hourly Goad, Brandie	Yes	\$95.00	0.30	\$28.50
Paralegal Fee-Hourly - Prepared Summons Requests					
06/15/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with process server requesting attempted personal service of all named Defendants.					

TOTALS	
DESCRIPTION	AMOUNT
Total Costs Since Last Billing	\$400.00
Total Hourly Fees Since Last Billing	\$1,305.00
Current Amount Due	\$1705.00
Payments Received	\$0.00
Total Amount Due	\$1705.00



Invoice Date

08/07/2017

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 1661 Worthington Road, Suite 100
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 EDDY, TX 76524
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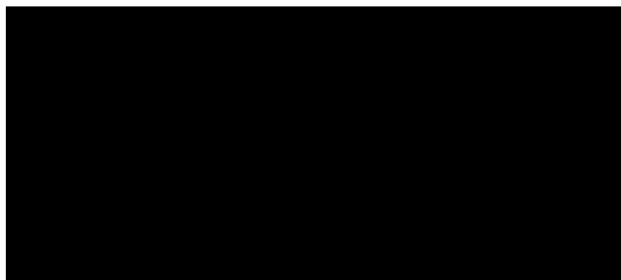
BILLING SUMMARY:

COSTS			
DATE	COST DESCRIPTION	RECOVERABLE	AMOUNT
06/16/2017	Process Server Costs - served Corine Quinteros	Yes	\$143.50
06/16/2017	Process Server Costs - served Paula Runnels	Yes	\$83.50
06/22/2017	Process Server Costs - served Sherry Lossing	Yes	\$143.50
06/26/2017	Process Server Costs - served Nicole Comstock	Yes	\$147.50
07/11/2017	Process Server Costs - attempt to serve Janie Quinteros in Eddy, TX	Yes	\$143.50
07/19/2017	Process Server Costs - unable to serve Issac Quinteros - canceled service	Yes	\$143.50

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
06/07/2017	Senior Attorney Fee-Hourly Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review and revise complaint.					
06/23/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.50	\$107.50
Review email regarding bad addresses for multiple defendants; Review case file and court docket for status of service of process; Conduct updated public records searches for new addresses; Coordinate requests; Notes to file.					
06/28/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with private investigator regarding location of Defendants Issac and Janie Quinteros					
06/28/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.40	\$38.00
Received and review of returns of service regarding Defendants Corine G. Quinteros and Paula A. Runnels					
07/05/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Receipt and review of return of service concerning Sherry Lossing					
07/05/2017	Senior Attorney Fee-Hourly Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review and revise complaint					
07/11/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.30	\$64.50
Research secondary service addresses for defendants Janie Quinteros and Isaac Quinteros; Notes to file.					

07/11/2017	Paralegal Fee-Hourly Taplin, Susan	Yes	\$95.00	0.20	\$19.00
Review court case status on docket for deadlines and upcoming hearings.					
07/14/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Receipt and review returns of service on multiple defendants; Notes to file.					
07/27/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Correspondence with process server regarding status of service of remaining named defendant.					
07/27/2017	Paralegal Fee-Hourly Goad, Brandie	Yes	\$95.00	0.20	\$19.00
Paralegal Fee-Hourly - Prepared Citation by Publication					
07/27/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file/ court docket for status; Notes to file for follow up.					
07/27/2017	Senior Attorney Fee-Hourly Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service					
07/31/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with newspaper regarding proof and quote for attorney review.					
08/01/2017	Paralegal Fee-Hourly Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Receipt and review of return of service regarding Janie Quinteros served 7/20/2017					
08/01/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Receipt and review summons issued to unknown heirs; Coordinate request for reissuance to address incorrect response period; Notes to file.					
08/02/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file for status; Preparation of case summary per client request; Notes to file.					
08/03/2017	Associate Attorney Fee-Hourly Modric, Joseph	Yes	\$215.00	0.10	\$21.50
Receipt and review return of service for Janie Quinteros.					

TOTALS	
DESCRIPTION	AMOUNT
Total Costs Since Last Billing	\$805.00
Total Hourly Fees Since Last Billing	\$684.50
Current Amount Due	\$1489.50
Previous Balance	\$1705.00
Payments Received	\$1705.00
Total Amount Due	\$1489.50



Invoice Date

04/25/2018

Mackie Wolf Zientz & Mann, P.C.
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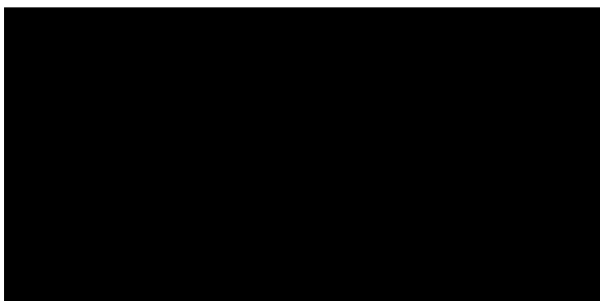
COSTS			
DATE	COST DESCRIPTION	RECOVERABLE	AMOUNT
07/20/2017	Process Server Costs - served Janie Quinteros-Recoverable	Yes	\$143.50
08/02/2017	Process Server Costs- Recoverable	Yes	\$215.66
08/25/2017	Process Server Costs- Recoverable	Yes	\$448.91
09/18/2017	Publication Costs- Recoverable	Yes	\$537.05
09/19/2017	Publication Costs- Recoverable	Yes	\$1,611.15
12/05/2017	Publication Costs- Recoverable	Yes	\$2,299.00

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
06/15/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
08/03/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Receipt and review return of service.					
08/17/2017	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Correspondence with process server regarding status of service of Isaac Quinteros					
08/22/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file for status; Preparation of case summary per client request; Notes to file.					
08/23/2017	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Review case status.					
08/25/2017	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Receipt and review of return of service regarding Issac Quinteros served 8/22/2017					
08/28/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Receipt and review return of service.					
08/30/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.30	\$64.50
Receipt and review return of service for Issac Quinteros; Review court docket for status; Coordinate request for new					

summons for the unknown heirs; Notes to file.					
08/30/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
08/31/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.10	\$21.50
Receipt and review summons issued to unknown heirs of F.G. Quinteros.					
09/04/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
09/13/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for status; Notes to file.					
09/13/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.70	\$150.50
Analysis of issues regarding proper form of summons as clerk will not issue summons with legal description attached; Legal research/ analysis of recent case law regarding content of summons; Coordinate request for new summons and development of strategy to complete service; Notes to file.					
09/14/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
09/15/2017	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with newspaper requesting quote and proof for review prior to publishing					
09/15/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
09/18/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review and approval of proof in advance of publication of summons for unknown heirs; Notes to file for follow up.					
09/18/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					
10/03/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for status in advance of upcoming ARM call; Preparation of updated case summary; Notes to file for follow-up.					
10/24/2017	Associate Attorney Fee-Hourly-Recoverable Green, Gordon	Yes	\$190.00	1.80	\$342.00
Began drafting Motion for Default Judgment and Request for Clerk's Entry of Default					
10/25/2017	Associate Attorney Fee-Hourly-Recoverable Green, Gordon	Yes	\$190.00	0.40	\$76.00
Reviewed and revised the Motion for Default Judgment and Request for Clerk's Entry					
10/26/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	1.00	\$215.00
Review and revision to request for clerk's entry of default, motion for default judgment, and proposed default judgment; Preparation of proposed clerk's default; Preparation of declaration in support of request for clerk's entry of default.					
11/15/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for status; Notes to file.					
11/17/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.10	\$21.50
Review status of service.					
11/29/2017	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of service.					

11/30/2017	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Correspondence with newspaper regarding publication proof and quote					
12/01/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.10	\$21.50
Review and approval of proof of summons by publication in advance of publishing.					
12/13/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for status in advance of upcoming ARM call.					
12/27/2017	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket in advance of upcoming weekly ARM call; Notes to file.					
01/03/2018	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Correspondence with newspaper regarding status of receipt of Affidavit of Publication					
01/15/2018	Associate Attorney Fee-Hourly-Recoverable Laurel, Melvin	Yes	\$215.00	0.10	\$21.50
Review file and status.					
01/17/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket; Notes to file.					
01/17/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Receipt and review affidavit of publication from newspaper; Coordinate request for new affidavit with copy of the published notice; Notes to file for follow-up.					
01/19/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for status in advance of upcoming ARM call; Preparation of updated case summary in advance of call; Notes to file.					
01/23/2018	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.20	\$19.00
Correspondence with newspaper requesting copies of the publication in support of the previously provided affidavit					
03/07/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.10	\$21.50
Review case file and court docket for status in advance of upcoming ARM call; Notes to file.					

TOTALS	
DESCRIPTION	AMOUNT
Total Costs Since Last Billing	\$5,255.27
Total Hourly Fees Since Last Billing	\$1,924.50
Current Amount Due	\$7179.77
Previous Balance	\$3194.50
Payments Received	\$3194.50
Total Amount Due	\$7179.77



Invoice Date

08/29/2018

Mackie Wolf Zientz & Mann, P.C.
 14160 N. Dallas Pkwy Ste. 900
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INVOICE

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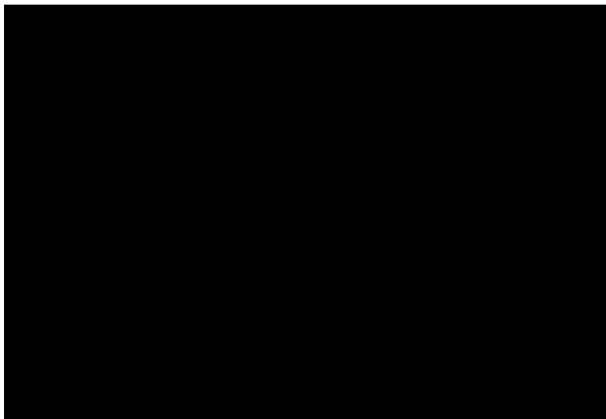
COSTS			
DATE	COST DESCRIPTION	RECOVERABLE	AMOUNT
07/25/2018	18-07877 Process Server Costs- Recoverable	Yes	\$556.13

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
03/09/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.80	\$172.00
Preparation of motion to appoint attorney ad litem; Preparation of proposed order.					
03/21/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.30	\$64.50
Review case file and court docket for status of pending motion to appoint attorney ad litem; Preparation of case summary update in Caseaware; Notes to file.					
04/02/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review file for documents relating to deceased borrower; Preparation of email to Watkins Investigations requesting heir report; Notes to file for follow-up					
04/02/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Preparation of detailed correspondence to recently appointed attorney ad litem regarding case issues and including documents relating to deceased borrower's possible heirs.					
04/05/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Exchange correspondence with ad litem concerning foreclosure claim and supporting documents. Notes to file.					
05/01/2018	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Receipt and review answer.					
05/08/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Receipt and review report of attorney ad litem. Notes to file for follow-up.					
05/08/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Exchange correspondence with attorney ad litem regarding fees for services rendered. Notes to file.					
05/09/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file and court docket for activity. Preparation of updated case summary to file.					

05/10/2018	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Receipt and review ad litem report					
05/16/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Review case for current status.					
06/04/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Review case for status of filing of MSJ.					
06/04/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Review case file for activity. Preparation of updated case summary to file.					
06/04/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.30	\$64.50
Exchange multiple correspondence with private investigator regarding heir search. Notes to file.					
06/04/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	1.60	\$344.00
Preparation of motion for default judgment and proposed judgment.					
06/05/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	1.00	\$215.00
Preparation of declaration in support of motion, request for clerk's entry of default, and proposed clerk's entry of default.					
06/06/2018	Paralegal Fee-Hourly-Recoverable Jackson, Erin	Yes	\$95.00	0.30	\$28.50
Combine and redact exhibits to Motion for Default Judgment. Notified attorney.					
06/06/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.20	\$43.00
Exchange correspondence with attorney ad litem regarding proposed judgment. Notes to file.					
06/18/2018	Paralegal Fee-Hourly-Recoverable Duncan-Abraham, Janie	Yes	\$95.00	0.20	\$19.00
Phone call from Virginia Willoughby, alleged heir to Faustino Quinteros					
06/22/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Review case for status of judgment.					
06/22/2018	Associate Attorney Fee-Hourly-Recoverable Modric, Joseph	Yes	\$215.00	0.80	\$172.00
Receipt and review report from private investigator. Analysis of file documents to confirm identities of heirs. Conceptualization of revised case strategy based on newly discovered heirs.					
07/13/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Review case for status of next action. Heir report received, file being reviewed for additional heirs to be added to complaint.					
07/25/2018	Associate Attorney Fee-Hourly-Recoverable Laurel, Melvin	Yes	\$215.00	0.20	\$43.00
Review file and pleadings, determine next steps.					
07/27/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Review case status for completion of service.					
08/01/2018	Associate Attorney Fee-Hourly-Recoverable Smith, Jonathan	Yes	\$215.00	0.40	\$86.00
Review of Heir Search in Preparation of Drafting Amended Complaint.					
08/02/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence inquiring as to whether or not the loan is currently being considered for any loss mitigation prior to filing First Amended Complaint.					
08/02/2018	Associate Attorney Fee-Hourly-Recoverable Smith, Jonathan	Yes	\$215.00	1.30	\$279.50

Drafted and Revised Amended Complaint to add heirs.					
08/03/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.30	\$28.50
Research and obtain SCRA/Pacer results for each named defendant.					
08/03/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Finalized First Amended Complaint prior to filing with the court.					
08/06/2018	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review and revise amended complaint prepared by J. Smith.					
08/13/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Review case for status of complaint and service of same.					
08/17/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence with process server requesting attempted service for Barbara Sawyer and Virginia Willoughby.					
08/20/2018	Associate Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Reviewed file for status of service on additionally named parties.					

TOTALS	
DESCRIPTION	AMOUNT
Total Costs Since Last Billing	\$556.13
Total Hourly Fees Since Last Billing	\$2,165.50
Current Amount Due	\$2721.63
Previous Balance	\$10374.27
Payments Received	\$10374.27
Total Amount Due	\$2721.63



Invoice Date

11/16/2018

Mackie Wolf Zientz & Mann, P.C.
 14160 N. Dallas Pkwy Ste. 900
 Dallas, TX 75254
 Phone: (214) 635-2650
 Fax: (214) 635-2686

INVOICE

Ocwen Loan Servicing
 1661 Worthington Road, Suite 100
 West Palm Beach, FL 33409

Loan No: [REDACTED]
 Reference:
 Property Addr: 715 WEST 3RD STREET
 EDDY, TX 76524
 Our File: 16-002567-670-2

Loan Type: HEL; Case Type: Litigation

BILLING SUMMARY:

COSTS			
DATE	COST DESCRIPTION	RECOVERABLE	AMOUNT
09/08/2018	Process Server Costs - Attempted Service on Virginia O. Willoughby- Recoverable	Yes	\$142.00
09/08/2018	Process Server Costs - Service on Virginia O. Willoughby- Recoverable	Yes	\$145.50
09/27/2018	Process Server Costs -Locate and Service Barbara L. Sawyer- Recoverable	Yes	\$204.83
09/29/2018	Process Server Costs - Attempted Service on Barbara L. Sawyer- Recoverable	Yes	\$202.00

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
08/29/2018	Paralegal Fee-Hourly- Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence with process server requesting additional address for Barbara Sawyer and Virginia Willoughby.					
09/05/2018	Paralegal Fee-Hourly- Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence with process server requesting additional address for Barbara Sawyer.					
09/05/2018	Senior Attorney Fee-Hourly- Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Reviewed file to determine address for service.					
09/10/2018	Paralegal Fee-Hourly- Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Receipt and review of Return of Service for Virginia Willoughby.					
09/13/2018	Paralegal Fee-Hourly- Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Reviewed case for answer deadline date.					
09/14/2018	Paralegal Fee-Hourly- Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence with private investigator to locate and serve defendant Barbara Sawyer.					
09/14/2018	Paralegal Fee-Hourly- Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Correspondence with process server requesting non service affidavits for attempted service on Barbara Sawyer.					
09/24/2018	Senior Attorney Fee-Hourly- Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00

Reviewed file for upcoming deadlines and hearings.					
09/27/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Reviewed bi-weekly report, checked for current status of case and next course of action, correspondence to client.					
09/27/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Receipt and review return of service for Barbara Sawyer from private investigator.					
09/27/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Confirmed status of service on all parties, set deadline to file motion for default judgment.					
10/01/2018	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Receipt and review returns of service.					
10/09/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Receipt and review of order setting status conference.					
10/09/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Confirmed that all parties in suit have been served in preparation of status conference.					
10/19/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	1.20	\$258.00
Prepared motion for default judgment.					
10/24/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.40	\$86.00
Prepared proposed default judgment, obtained attorney ad litem's agreement on the same.					
10/25/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.50	\$47.50
Research and obtain SCRA/Pacer results for each named defendant prior to Judgment.					
10/25/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.30	\$28.50
Combined and redacted exhibits to affidavit in support of Motion for Default judgment.					
10/25/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Prepared correspondence to parties regarding Motion for default judgment.					
10/25/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Finalized Motion for Default Judgment prior to filing.					
10/25/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Finalized motion for default judgment.					
11/08/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Reviewed bi-weekly report from client, case for filed motion for default, sent correspondence to client.					

TOTALS	
DESCRIPTION	AMOUNT
Total Costs Since Last Billing	\$694.33
Total Hourly Fees Since Last Billing	\$920.50
Current Amount Due	\$1614.83
Previous Balance	\$13095.90
Payments Received	\$13095.90
Total Amount Due	\$1614.83

Invoice Date

12/27/2018

Mackie Wolf Zientz & Mann, P.C.
 14160 N. Dallas Pkwy Ste. 900
 Dallas, TX 75254
 Phone: (214) 635-2650
 Fax: (214) 635-2686

INVOICE

Ocwen Loan Servicing
 1661 Worthington Road, Suite 100
 West Palm Beach, FL 33409

Loan No: [REDACTED]
 Reference:
 Property Addr: 715 WEST 3RD STREET
 EDDY, TX 76524
 Our File: 16-002567-670-2

Loan Type: HEL; Case Type: Litigation

BILLING SUMMARY:

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
11/06/2018	Senior Attorney Fee-Hourly-Recoverable Cronenwett, Mark	Yes	\$215.00	0.20	\$43.00
Review status of default judgment					
11/26/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Reviewed file, provided legal direction to client for further handling.					
11/27/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.10	\$9.50
Reviewed probate hold report and case for entry of judgment.					
12/12/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Reviewed bi-weekly probate hold report and case for status of entry of judgment.					
12/12/2018	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Reviewed file for status of entry of default judgment.					
12/27/2018	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Reviewed bi-weekly probate hold report and case for entry of final judgment.					

TOTALS	
DESCRIPTION	AMOUNT
Total Hourly Fees Since Last Billing	\$176.50
Current Amount Due	\$176.50
Previous Balance	\$14710.73
Payments Received	\$14710.73
Total Amount Due	\$176.50

Invoice Date

01/25/2019

Mackie Wolf Zientz & Mann, P.C.
 14160 N. Dallas Pkwy Ste. 900
 Dallas, TX 75254
 Phone: (214) 635-2650
 Fax: (214) 635-2686

INVOICE

Ocwen Loan Servicing
 1661 Worthington Road, Suite 100
 West Palm Beach, FL 33409

Loan No. [REDACTED]
 Reference:
 Property Addr: 715 WEST 3RD STREET
 EDDY, TX 76524
 Our File: 16-002567-670-2

Loan Type: HEL; Case Type: Litigation

BILLING SUMMARY:

HOURLY FEES					
DATE	FEE DESCRIPTION	RECOVERABLE	RATE	HOURS	AMOUNT
12/31/2018	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Receipt and review of Clerk's Entry of Default.					
01/15/2019	Paralegal Fee-Hourly-Recoverable Schmidt, Rathikane	Yes	\$95.00	0.20	\$19.00
Reviewed bi-weekly probate hold report and case for entry of judgment.					
01/15/2019	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.30	\$64.50
Reviewed order granting motion for default judgment.					
01/18/2019	Senior Attorney Fee-Hourly-Recoverable Danaher, Philip	Yes	\$215.00	0.20	\$43.00
Reviewed file in light of upcoming service transfer.					
01/25/2019	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.30	\$28.50
Prepared draft Bill of Costs prior to filing with the court.					
01/25/2019	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.30	\$28.50
Combined exhibits in support of Motion for Attorney Fees.					
01/25/2019	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Prepared draft Declaration of Mark .D. Cronenwett in support of the Motion for Attorney Fees.					
01/25/2019	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.50	\$47.50
Prepared draft Motion for Attorney fees, Proposed Order prior to filing with the court					
01/25/2019	Paralegal Fee-Hourly-Recoverable Lenehan, Rebecca	Yes	\$95.00	0.20	\$19.00
Prepared correspondence to parties regarding Motion for Attorney Fees.					

TOTALS	
DESCRIPTION	AMOUNT
Total Hourly Fees Since Last Billing	\$288.00
Current Amount Due	\$288.00
Payments Received	\$14,710.73
Total Amount Due	\$-14,422.73

Invoice # [REDACTED]

Invoice Date: 01/25/2019

Loan No: [REDACTED]

Reference:

Property Addr: 715 WEST 3RD STREET

EDDY, TX 76524

Our File: 16-002567-670

BILLED CASE SUMMARY SINCE INCEPTION	
FEES	\$0.00
EXPENSES	\$7,710.73
TIME	\$7,464.50
TOTAL	\$15,175.23

Thank you for the opportunity to be of service.

Please contact invoicing@mwzmlaw.com for any questions or concerns regarding items on this invoice.